



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION
EAST LOS ANGELES OFFICE
4801 E. 3RD STREET
LOS ANGELES, CALIFORNIA 90022-1601
Telephone: 323-881-7030
Fax: 323-264-7917
<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:
4801 E. 3RD STREET
LOS ANGELES, CALIFORNIA 90022-1601

IN REPLY PLEASE
REFER TO FILE:

February 26, 2014

Jose De La Torre and Maria De La Torre
659 S Kern Ave
Los Angeles, CA 90022-0000

657 S KERN AV, LOS ANGELES
Assessor's ID#: 5240-001-029

Dear Jose De La Torre and Maria De La Torre,

An inspection of the above-referenced property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the building official may at any time after the date of this notice record a Notice of Violation (NOV) against the subject property with the County Recorder's Office.

Additionally, pursuant to Section 103.5 of Title 26, any person(s) that violate(s) any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the building official in response to such violations. Pursuant to Section 103.4, 107.9, and Table 1-F of Title 26, these costs may include (without limitation) the following:

1.	45-day Notice:	\$451.10
2.	Recording a Notice of Violation	\$358.50
3.	Recording a Rescission of the Notice of Violation	\$308.40
4.	Billing Fee	\$132.90

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations by: **April 12, 2014**, (which is 45 days from the date of this notice), to avoid the assessment of any corresponding code enforcement fees.

Please be advised that, as part of the permit process, you may need to submit building plans and obtain permits and inspections to correct the violations.

Contact the undersigned at **323-881-7020** for further information regarding inspections, release of recorded documents, and closing of this code enforcement case.

Very truly yours,

TIMOTHY E. GROVER
Supv. Bldg And Safety Eng. Specialist


FRANK CORDOVA
Contract Building Inspector

Date Posted 2-26-14 By F. Cordova





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NOTICE OF VIOLATION

SUBJECT: **657 S KERN AV, LOS ANGELES**

OWNER: **Jose De La Torre and Maria De La Torre**

MAILING ADDRESS: **659 S Kern Ave, Los Angeles, CA 90022-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Building Code | <input checked="" type="checkbox"/> Plumbing Code |
| <input type="checkbox"/> Mechanical Code | <input checked="" type="checkbox"/> Electrical Code |
| <input type="checkbox"/> Grading Code | |

DESCRIPTIONS

1. Section 106.1 Additions and alterations to the dwelling without the benefit of permit or inspection.
Unpermitted addition has been built to the west side of 657 and a front porch extension on the east side of 657.
2. Section 106.1 Additions and alterations to the structure without the benefit of permit or inspection.
Unpermitted addition has been built to the west side of the detached garage.
3. Section 2701 Electrical wiring installed without the benefit of permit or inspection.
4. Section 2901 Plumbing installed without the benefit of permit or inspection.

STOP ALL WORK

- ☒ Submit plans for the cited work and/or apply for a plan check for the required permit(s) from the office listed above.
- ☒ Obtain permit(s) from the office listed above for the cited work.
- ☒ A referral has been made to the Enforcement Section of the Department of Regional Planning.
- ☒ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Frank Cordova

Phone: 323-881-7020

Date Posted 2-26-14 By F. Cordova





DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
REHABILITATION SECTION
900 South Fremont Avenue
Alhambra, CA 91803
(626) 458-3193

JOB ADDRESS: 657-659 S.
KERN

THIS PROPERTY IS BEING INVESTIGATED
TO DETERMINE SUBSTANDARD CONDITIONS.

UNTIL A COPY OF OUR LETTER TO THE
OWNER IS ATTACHED TO THIS CARD,

DO NOT ISSUE ANY PERMITS

(EXCEPT FOR DEMOLITION) WITHOUT

FIRST CHECKING WITH THE UNDERSIGNED.

DATE: 2-26-14

INSPECTOR: F. Cordova